

FIRST INFORMATION REPORT (Under Section 154 Cr. P.C.)

2583

Dist: SPC P.S. Bhaktinagar Year: 2022 FIR No. 1286/22 Date: 01/12/2022
i) Act: IPC Sections: 406/420/506/34
(ii) Act: - Sections: -
(iii) Date From: 26/12/2020 Date To: til date
Time From: Not mentioned Time To:
Information received at P.S. Date: 01/12/2022 Time: 12.30 hrs.
General Diary Reference: Entry No(s): 58 21 Time: 12.30 hrs.



4. Type of Information: Written / Oral
5. Place of Occurrence: (a) Direction and Distance from P.S.: Beat No.
(b) Address: 05 Kathas of Land, vide Sheet No-RS-14, Khata No-RS-311, LR P-90, Plot No-RS-19 LR-579, 580, Pargana-Baikunthapmr, Mouza-Jungle Mohal, JL No-1. PS-Bhaktinagar.
(c) In case outside limit of this Police Station, then the Name of the P.S.: District:

6. Complainant / Informant:
(a) Name: Bhupen Cintury
(b) Father's / Husband's Name: Lt. Rajen Kumar Cintury
(c) Date / Year of Birth: - (d) Nationality: Indian
(e) Passport No: - Date of Issue: - Place of Issue: -
(f) Occupation: -
(g) Address: Arituang, PO PS - Gangtokh, Sikkim.

7. Details of known / suspected / unknown accused with full particulars
(Attach separate sheet, if necessary):
1. Bablu Mandal s/o - Kartick Mandal,
2. Kartick Mandal both of Baikunthepally, Ward No-41, PS-Bhaktinagar, Dist - Jalpaiguri. A.P - Ravangra, Dist - Namchi, Sikkim

8. Reasons for delay in reporting by the Complainant / Information

9. Particulars of properties stolen / involved (Attach separate sheet, if necessary):
10. Total value of properties stolen / involved: -

11. Inquest Report / U.D. Case No., if any: -
12. FIR Contents (Attach separate sheets, if required): The original written complaint of the Complainant which is treated as F.I.R is reproduced overleaf. 01/12/22

13. Action taken: Since the above report reveals commission of offence(s) as mentioned at item No. 2., registered the case and took up the investigation / directed: SI Sudip Kr. Saha to take up investigation / refused investigation / transferred to P.S.: on point of jurisdiction. FIR read over to the Complainant/ Informant, admitted to be correctly recorded and a copy given to the Complainant / Informant free of cost.

14. Signature / Thumb impression of the Complainant / Informant:
Signature of the Officer-in-Charge Police Station: [Signature]
Name: Prosenjit Deb Sarkar
Rank: No. SI of Police

15. Date & Time of despatch to the court:

Noted in original Complaint.

To,

The Station House Officer,
Bhaktinagar Police Station,
Dist. Jalpaiguri, W.B.

Dated: 01/12/2022

Subject: F.I.R.

Respected Sir,

With utmost respect, I, **BHUPEN CINTURY**, son of Late Rajen Kumar Cintury, resident of Arithang, P.O & P.S Gangtok – 737101, Dist. Gangtok, Sikkim, would like to inform your good-self as under:-

1. That, **Mr. BABLU MANDAL**, son of Shri **KARTICK MANDAL**, permanent resident of Baikunthapally, SMC Ward No. 41, P.O Sevoke Road – 734001, P.S Bhaktinagar, Dist. Jalpaiguri and currently residing at Ravongla, Dist. Namchi, Sikkim, is my friend.
2. That, during December, 2020, said **Mr. BABLU MANDAL**, he offered me to sell the under mentioned landed property duly recorded and registered in the name of his father **Shri KARTICK MANDAL**:
3. Sheet No. R.S. 14, Khatian No. R.S. 311, L.R. P-90, Plot No. R.S. 19 L.R. 579 * 580, measuring 05 Kathas, locate at Pargna – Baikunthapur, Mouza – Jungle Mohal, J.L. No. 1, Police Station – Bhaktinagar, ADSR Office Bhaktinagar, Dist. Jalpaiguri, W.B.
4. That, said **Mr. BABLU MANDAL** often telling me that he is selling the said plot at nominal rate to me and he being my friend I have accepted the proposal and decided to purchase the said plot @ **Rs. 3.30 lakhs per katha**.
5. That, on the 26th day of December, 2020, I have paid a sum of **Rs. 4.00 Lakhs only** in cash to the landowner **Shri KARTICK MANDAL** as advance money in presence of said **Mr. BABLU MANDAL** and other family members. Accordingly, the **DEED OF AGREEMENT FOR SALE OF LAND (BAINAMA)** was executed in between me and the landowner **Shri KARTICK MANDAL** on dated 26th December, 2020.
6. That, during the month of January, 2021, I have also paid a sum of **Rs. 30,000/- (Rupees thirty thousand only)** as second advance money on account of said **Shri KARTICK MANDAL**, through online payment. But, in the meantime I came to know that the rate of the said land is very high. **Mr. BABLU**

MANDAL, being my close friend I have trusted him, but taking advantage of our friendship trust he had mislead me. Such being the case, I have decided to cancel the deal and requested them to refund the paid advance money.

7. That, in Page 04, Para 01 of the said Deed of Agreement for Sale of Land it is clearly mentioned that "the advance money amount will be refunded after expiry of stipulated period". But, said Shri KARTICK MANDAL, did not refund my money (advance paid of Rs. 4.30 Lakhs). He started giving me emotional blackmail by saying he is a heart patient and will refund my money after selling the said land to another party.
8. That, soon later I am surprised to know that the said land has been sold out to another person / third party and the third party has constructed boundary wall / shed during August, 2022.
9. That, said Shri KARTICK MANDAL and his son had sold out the said landed property to the Third Party without my knowledge and consent, and against my request for refund of advance money they misbehaved me and directly said that they will not refund the advance money. They also threatened me.
10. That, till date I have requested several times to said Shri KARTICK MANDAL and his son for refund of advance money, but they are not listening me, and I am facing great mental torture and harassment.

I, therefore, request your good-self to be kind enough to look into this matter seriously and kindly take a necessary action against said Shri KARTICK MANDAL and his son for cheating me and giving mental torture & harassment. Further, do needful for refund of my advance money as mentioned hereinabove with due and proper justice.

Thanking you.

Received on 01/12/22 at 12-30 hrs,
vide Bhu PS GDE No-21 and started
Bhaktinagar PS case no-1286/22
date 01/12/22 u/s-406/420/506/34 IPC.
SI Sudeep Kr. Saha will investigate
the case.

01/12/22
Inspector-In-charge
Bhaktinagar Police Station
Sikkim Police Commissionerate

Arithang, P.O & P.S Gangtok – 737101
Dist. Gangtok, Sikkim
Ph.No. (m) 86174 41170

Yours faithfully,

(BHUPEN CINTURY)

Ph.No. (m) Shri KARTICK MANDAL / BABLU MANDAL
9733358928 / 7602271721